



City of Annapolis

Department of Planning & Zoning

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Board of Appeals

May 15, 2014

The Board of Appeals of the City of Annapolis held its regularly scheduled meeting on May 15, 2014 in the City Council Chambers. **Vice Chair** Elkington called the meeting to order at 7:31pm.

Members Present: Vice Chair Elkington, Meyers, Gallagher, Reyes Garcia

Members Absent: Chair Zazzali

Staff Present: G. Elson-Board Attorney, T. Hook-Recorder

The agenda was approved as submitted.

A. APPROVAL OF MEETING MINUTES

1. April 1, 2014 Meeting Minutes

Mr. Gallagher moved approval of the minutes as written. Ms. Reyes Garcia seconded the motion. The motion passed unanimously in a vote of 4-0.

B. SIGNING OF OPINIONS

Beatty Variance, #2014-002

Mr. Gallagher moved to approve the Beatty Variance opinion as written. Mr. Meyers seconded the motion. The motion passed unanimously in a vote of 4-0.

Anne Arundel County Public Schools Variance #2013-013

Mr. Meyers moved approval of the opinion as written. **Vice Chair** Elkington seconded the motion. The motion passed unanimously in a vote of 4-0.

C. NEW BUSINESS

There was no new business.

D. PUBLIC HEARING AND DELIBERATIONS

1. Appeal of McShane Waldron Glover, #APL2014-001

Mr. Elkington noted that all interested parties conducted a site visit of the property at 518 Burnside Street for informational purposes but no one entered the house.

Ms. Karen Ruff, Attorney on behalf of City turned the presentation over to Mr. Smith to explain the basis for his decision to deny the application for demolition.

Mr. Tom Smith, Chief of Current Planning, provided and described supplemental information for the record. He described the background and the purpose of the R2NC zoning and stated that the application does not comply with the criteria. He discussed the defining characteristics of the streetscape specifically that the houses that make up the block face. He went over the criteria used to reach the decision to deny the application.

Ms. Lisa Craig, Historical Preservation Officer, testified to her credentials as a historic preservation professional. She reviewed the property to determine its historic significance and found that the property has historic significance. She briefly discussed the criteria used to reach this determination.

The Board recessed at 9:04pm and reconvened at 9:16pm.

Mr. Rick Ruhf, Architect, testified to his credentials and described Queen Anne architecture as very ornamental with an emphasis on the aesthetics. He testified that 518 Burnside Street is not ornamental but is simplistic so is not of Queen Anne architecture. He clarified that other than mentioning the property in the EHT tracery study, it is his opinion that the house does not have any historic or architectural significance. He believes that the proposed new construction would be good for Burnside Street.

Public testimony opened at 9:35pm and those speaking on the application are listed below.

Name	Address	In Favor	In Opposition	Commented On
Derek Robertson	521 Burnside Street	X		
C. Chris Ledoux	215 Severn Avenue		X	

No one else from the public spoke in favor or opposition to the application so **Vice Chair** Elkington declared the public hearing closed at 9:47pm.

Ms. Ruff closed by asking the Board to uphold the Department's denial of the demolition permit.

Mr. Hyatt closed by requesting the Board's support of the demolition of the house at 518 Burnside Street.

Vice Chair Elkington accepted the following exhibits into the record.

Exhibit Number	Board of Appeals Exhibit Type – Submitted 4/1/14
A	Staff Memorandum dated March 12, 2014 with attachments
B	<ul style="list-style-type: none"> • C. Christopher Ledoux email dated March 19, 2014 • Hyatt Letter dated March 18, 2014 • Radford Letter dated March 12, 2014 • Masson Letter undated • Shea Letter undated • C. Christopher Ledoux Letter dated March 17, 2014
C	Photographs of the property and surrounding properties
D	Email from Nancy Rainer dated March 19, 2014
Exhibit Number	Applicant's Exhibit Type – Submitted 4/1/14
1	Applicant's Exhibit Packet "1" – Exhibit "21"
2	Photographs of the Queen Anne Vernacular in Eastport
3	Photographs 518 Burnside Avenue
Exhibit Number	Board of Appeals Exhibit Type – Submitted 5/15/14
E	<ul style="list-style-type: none"> • Darryl Roberts letter dated May 15, 2014 • Ellen Moyer email dated May 12, 2014 • Darlene Marks letter dated May 14, 2014 • March 12, 2014 Staff Report • November 15, 2013 letter to Mr. Hyatt from Staff
F	Photographs of 518 Burnside Street

G	Photographs of houses that did not receive demolition permits
H	National Register of Historic Places Continuation Sheet
I	Eastport-A Guide to Site Design Review Process
Exhibit Number	Applicant's Exhibit Type – Submitted 5/15/14
4	Riordan Letter dated August 2, 2013
5	Policy 8 of the Comprehensive Plan, pg. 37
6	Ruhf Resume
7	Queen Anne Architecture

The Board recessed at 10:08pm and reconvened at 10:16pm. The Board agreed to continue this application to allow for further review in order to make a determination.

E. ADJOURNMENT

With there being no further business, Mr. Gallagher moved to adjourn the meeting at 10:21pm. Mr. Meyers seconded the motion. The motion passed unanimously in a vote of 4-0.

Tami Hook, Recorder